

FISH BRANCH ACRES EAST 80

GARDNER, FL | HARDEE COUNTY

80.63 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 80.63 ± acres

Sale Price: \$499,000

Price per Acre: \$6,188

Address: Fish Branch Road, Zolfo Springs, FL 33890

Road Frontage: 60 ± ft paved road frontage easement

Soil Types: Mostly Immokalee, Ona, and Symrna Fine Sands

Uplands/Wetlands: 76.5 ± acres uplands; 4 ± acres of wetlands

Grass Types: Argentine Bahia

Irrigation/ Wells: 4 inch well with 5 hp electric submersible pump

Structures: Brand new cattle pens, 5 strand barbed wire perimeter and cross fencing. Shade sheds and holding pens.

Zoning/FLU: AGR

Current Use: Cattle lease

Taxes: Qualifies for ag exemption with cattle or other ag operation

Water Source & Utilities: Peace River Electric power on-site

Fencing: 5 strand barbed wire perimeter fence

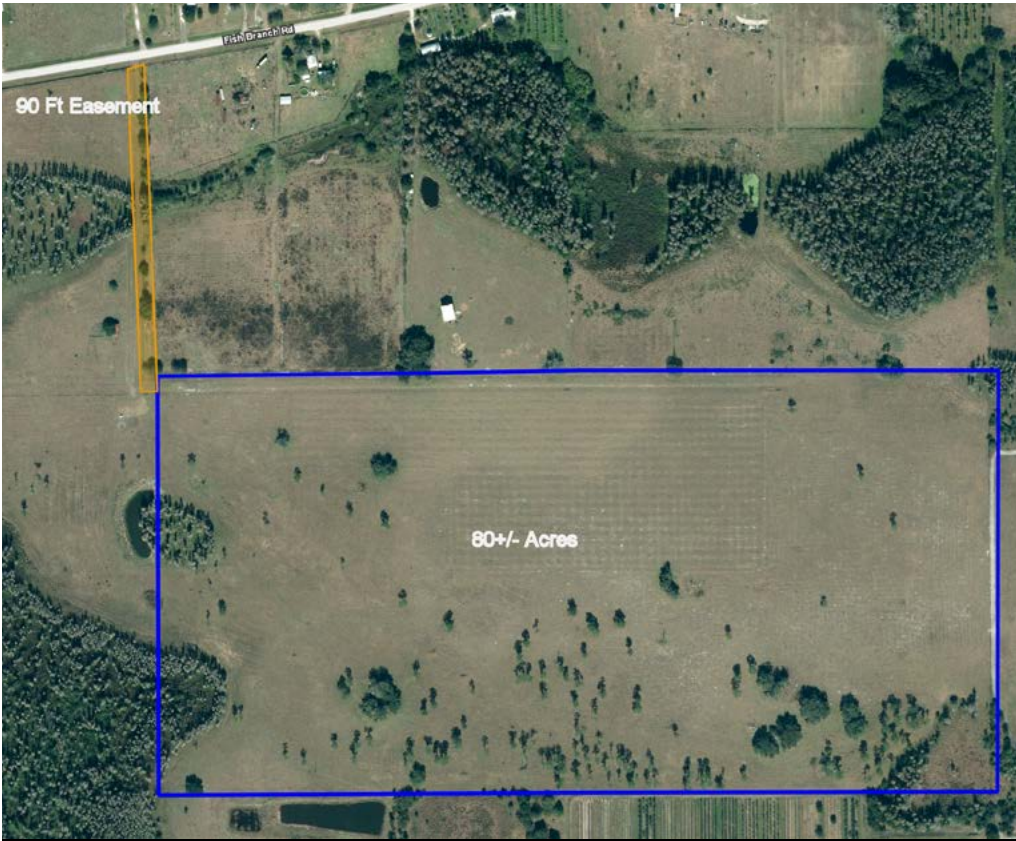
Potential Use: 4-wheelers, shooting, R.V., and a small cattle operation

Game Populations: Osceola turkey, whitetail deer

Land Cover: Bahia pastures, beautiful long leaf pines, scattered large live oaks, and one small cypress heads. Also a watering hole for cattle.

Amenities: Brand new cattle pens, 4" well for fresh water located at the cattle pens.

Fish Branch Acres East 80 is a beautiful improved pasture with scattered long leaf pines and live oaks with 1 small cypress head. Included on the property are brand new cattle pens, shade sheds & holding pens and a 4 inch well with 5 hp electric submersible pump. The property is fenced and cross fenced with a 5 strand barbed wire perimeter. This property is perfect for ranchers or someone looking for a weekend getaway.



LOCATION & DRIVING DIRECTIONS

Parcel IDs:

17-36-26-0000-00020-0000

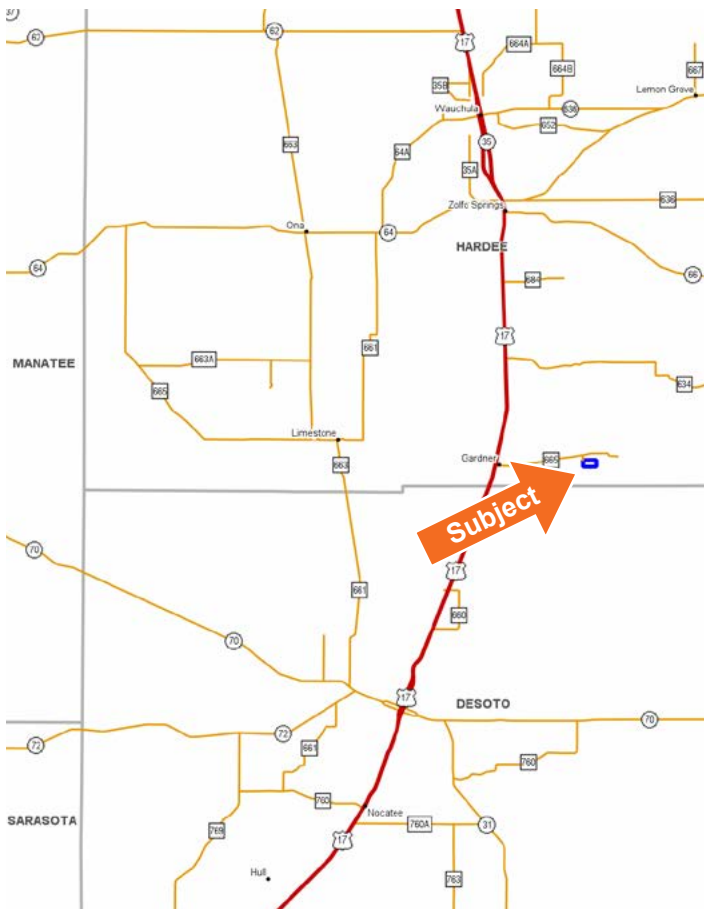
GPS Location: 27.3574784,

-81.74870959999998

Driving Directions:

- Hwy 17 South of Zolfo Springs to Gardner and turn east onto Fish Branch Road.
- Go 2.5 miles to the property located on the south side of the road.

Showing Instructions: The property gate is locked. Please call the listing agent, Carson Futch (863-559-0800), to schedule a showing time.





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

80.63 ± Acres • Beautiful Improved Pasture Property with Scattered Long Leaf Pines & Live Oaks
Great Family Weekend Retreat!

Visit SVNsaunders.com & Search For: Fish Branch

Carson Futch 863.216.5913 | carson.futch@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
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